

Official Record

Recording requested By
STEWART TITLE OF NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$702.00

Recorded By: FS

Book- 0471 Page- 0277

APN 007-380-56

GRANTEES' ADDRESS:

588 A Lane
Eureka, Nevada 89316

10056146000



0211752

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 27 day of March, 2008, by and between JOHN L. BYRNE and BARBARA R. BYRNE, husband and wife, parties of the first part, and hereinafter referred to as "Grantors", and HOWARD E. HILL, JR. and TINA^{M.} HILL, husband and wife, as joint tenants with full right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot 1 as shown on that certain Parcel Map of Parcel 2 for Jerry Anderson, filed in the Office of the County Recorder of Eureka County, State of Nevada, on October 1, 1984, as File Number 96028, located in a portion of Lot 16 of Section 29, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the said Grantors has hereunto set
their hands the day and year first above written.

BARBARA R. BYRNE

STATE OF _____,)
) ss.
COUNTY OF _____.)

On _____, 2008, personally appeared before me, a Notary Public, JOHN L. BYRNE, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

See Att.
NOTARY PUBLIC

STATE OF _____,)
COUNTY OF _____.) ss.

On _____, 2008, personally appeared
before me, a Notary Public, BARBARA R. BYRNE, personally known
or proved to me to be the person whose name is subscribed to the
above instrument who acknowledged that she executed the
instrument.

See Att.
NOTARY PUBLIC

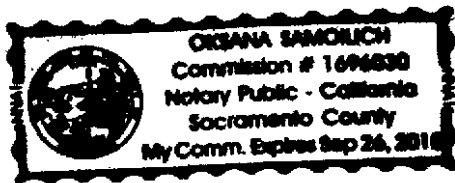
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

On March 27th, 2008 before me, Oksana Samoilich Notary Public

personally appeared John L. Byrne & Barbara R. Byrne



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Oksana Samoilich
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Joint Tenancy Grant, Bargain & Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
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☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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OF SIGNER
Top of thumb here



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 007-380-56
b) _____
c) _____
d) _____

2. Type of Property

- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$180,000.00)
Transfer Tax Value \$180,000.00
Real Property Transfer Tax Due: \$733.20
\$1702.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

John L. Byrne

Capacity:

Grantor

Signature:

Howard E. Hill, Jr.

Capacity:

Grantor

SELLER (GRANTOR) INFORMATION

Print Name: John L. Byrne
Address: 232 Jansen Court
City/State/Zip Lincoln, CA 95648

BUYER (GRANTEE) INFORMATION

Print Name: Howard E. Hill, Jr.
Address: P. O. Box 562
City/State/Zip Eureka, NV 89316

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1005946-27
Address: 665 Campton Street
City Ely State: NV Zip 89315

STATE OF NEVADA
DECLARATION OF VALUERecording requested By
STEWART TITLE OF NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

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 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
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 g) ☐ Agricultural h) ☐ Mobile Home
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Deed in Lieu of Foreclosure Only (Value of Property) (

Transfer Tax Value

Real Property Transfer Tax Due:

\$180,000.00
 \$733.20 702.00

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Signature:



Capacity:

owner Seller

Signature:

Howard E. Hill, Jr.

Capacity:

Grantor

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Print Name: John L. Byrne
 Address: 232 Jansen Court
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